



**Design Review Board
Regular Meeting**

**Tuesday, December 7, 2021, 7:00 P.M.
MINUTES**

Virtual Meeting

Watch on Webinar: <https://tinyurl.com/drb-2021-12-07>

Telephone: (669) 900-9128

Meeting ID: 814-0483-9089#

One Tap Mobile: US: +16699009128,,81404839089#

CORONAVIRUS (COVID-19) ADVISORY NOTICE

In response to Executive Order N-29-20, the City of San Rafael will no longer offer an in-person meeting location for the public to attend. This meeting will be held virtually using Zoom.

How to participate in the meeting:

- Submit public comments in writing. Correspondence received by 5:00 p.m. the Wednesday before this public hearing will be provided with the agenda materials provided to the Board. Correspondence received after this deadline but by 5:00 p.m. the day of the hearing will be conveyed to the Board as a supplement. Send correspondence to the project planner and to planningpubliccomment@cityofsanrafael.org
- Join the Zoom webinar and use the 'raise hand' feature to provide verbal public comment.
- Dial-in to Zoom's telephone number using the meeting ID and provide verbal public comment.

Any member of the public who needs accommodations should contact the City Clerk (email city.clerk@cityofsanrafael.org or phone at 415-485-3066) who will use their best efforts to provide reasonable accommodations to provide as much accessibility as possible while also maintaining public safety in accordance with the City procedure for resolving reasonable accommodation requests.

Present: Chair Paul
Board Member Kent (joined the meeting on camera at 7:34 p.m.)
Board Member Kovalsky
Vice Chair Rege

Absent: Board Member Blayney
Board Member Summers

Also Present: Leslie Mendez, Planning Manager
Lindsay Lara, City Clerk
Jayni Allsep, Contract Planner
Krystle Rizzi, Contract Planner

CALL TO ORDER

Chair Paul called the meeting to order at 7:02 p.m. He announced that public comment would be received tonight by email only. He then invited Planning Manager Leslie Mendez to call the roll. All board members were present, except for Members Blayney, Kent and Summers.

PUBLIC NOTIFICATION OF MEETING PROCEDURES

Chair Paul invited Planning Manager Leslie Mendez who informed the community that members of the public would provide public comment by email only tonight. The Planning Manager would then read these comments aloud into the record during the public comment portion of each item.

Chair Paul reviewed the procedures for the meeting.

EMAIL COMMUNICATIONS FROM THE PUBLIC

- Victoria DeWitt addressed the Board regarding the November 16, 2021 Minutes on the Consent Calendar tonight.

CONSENT CALENDAR

Chair Paul invited public comment on the Consent Calendar. Except for the comment noted above by Victoria DeWitt, there was no further comment on the Consent Calendar.

Member Kovalsky moved and Member Rege seconded to approve the Minutes as submitted.

1. Approval of the Design Review Board Meeting Minutes of November 16, 2021

Approved minutes as submitted

AYES: Members: Kovalsky, Rege & Chair Paul

NOES: Members: None

ABSENT: Members: Blayney, Kent & Summers

ABSTAIN: Members: None

Motion carried 3-0

ACTION CALENDAR

- 2. 326 and 308 Mission Avenue (Aldersly Retirement Community)** - Request for Environmental and Design Review for a phased redevelopment of the Aldersly Retirement Community, including demolition and renovation of existing buildings and construction of new buildings; APN: 014-054-31 and -32; Planned Development (PD-1775) Zoning District; Peter Schakow, Owner; Peter Lin, Greenbriar Development, Applicant; File No(s): ED 20-051, ZC20-001 and UP20-022.

Project Planner: Jayni Allsep, Contract Planner jayni@allsep-planning.com

Leslie Mendez, Planning Manager introduced Jayni Allsep, Contract Planner who presented the Staff Report.

Applicant Team gave a presentation.

Chair Paul announced that Member Kent joined the meeting at 7:34 p.m.

Applicant Team responded to questions from the Members.

Chair Paul asked the Planning Manager to read public comments that she received via email.

Comments via email: Derek and Tymber Cavasian

Staff responded to questions from the Members.

Members provided comments.

Member Rege moved and Member Kovalsky seconded to approve the project as presented with the update to eliminate the gable roof portion, but keep the other elements.

AYES: Members: Kent, Kovalsky, Rege & Chair Paul

NOES: Members: None

ABSENT: Members: Blayney & Summers

ABSTAIN: Members: None

Motion carried 4-0

- 3. 88 Vivian Street (70-unit Residential Development)** – ED21-042; UP21-017; TS21-004; for demolition of the existing Country Club Bowl and construction of 70 for-sale residential units including six available to low income households, in 14 separate buildings.; APN: 008-092-02; Neighborhood Commercial (NC) Zone; Matt Ashton of Ashton 3, LLC Applicant; Charlie Kinstler, Owner; Canal Neighborhood.
Project Planner: Krystle Rizzi, Contract Planner Krystle.Rizzi@cityofsanrafael.org

Krystle Rizzi, Contract Planner presented the Staff Report.

Staff responded to questions from the Members.

Applicant Team gave a presentation.

Applicant Team and Staff responded to questions from the Members.

Chair Paul asked the Planning Manager to read public comments that she received via email.

Comments via email: Kiki La Porta, Sustainable San Rafael, Jeri Di Pietro

Members provided comments.

Applicant Team provided comments.

Members provided comments.

Member Kent moved and Member Kovalsky seconded to continue this project to allow the applicant to respond to the Board's comments.

AYES: Members: Kent, Kovalsky & Chair Paul

NOES: Members: Rege

ABSENT: Members: Blayney & Summers

ABSTAIN: Members: None

Motion carried 3-1

DIRECTOR'S REPORT

Planning Manager reported on the following items:

- There will be no second Design Review Board meeting in December and no first Design Review Board meeting in January. The next possible meeting will be the second one in January.

BOARD COMMUNICATION

- Discussion regarding the continuation of projects and then those projects coming back to the Design Review Board.

ADJOURNMENT

Chair Paul adjourned the meeting at 9:29 p.m.

LINDSAY LARA, City Clerk

APPROVED THIS ____ DAY OF _____, 2021

LARRY PAUL, Chair